

**ZONING BOARD OF ADJUSTMENTS  
BOROUGH OF CLOSTER, NEW JERSEY**

**AGENDA FOR REORGANIZATION AND REGULAR MONTHLY MEETING**

WEDNESDAY,  
January 16, 2008  
8:00 P.M.

1. Opening remarks
2. Pledge of Allegiance
3. Reorganize for 2007
  - Oaths of Office
  - Election of Officers
    - Chairman
    - Vice-Chairman
    - Secretary
  - Appointment of Professionals
    - Attorney
    - Engineer
  - Adoption of Meeting Dates and Deadlines
  - Adoption of Fee Schedule
  - Adoption of Official Newspaper
4. Attendance
5. Correspondence
6. Approval of Minutes: November 26, 2007 Work Session & Special Meeting
7. Work Session Subcommittee for January 23, 2008
8. Open to the Public

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9. Block 1306, Lots 1 & 2  
1 Ruckman Road  
Case No. Z-2007-11

Applicant: Jung Kim  
Attorney: David Watkins

This site plan approval application was filed on March 29, 2007 and perfected on April 25, 2007. Hearing is scheduled for the May 16, 2007 Regular Monthly Meeting. Submissions were received on June 7, 2007 and November 30, 2007. Applicant requests postponement to the January 16, 2008 Reorganization and Regular Monthly Meeting.

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10. Block 1905, Lot 1  
7 Hickory Lane  
Case No. Z-2007-29

Applicant: Seth & Susan Schwinger  
Attorney: David Watkins

This appeal from zoning officer decision was filed on November 5, 2007 and deemed complete on November 26, 2007. Hearing is scheduled for the December 19, 2007 Regular Monthly Meeting. Submissions were received on December 4, 2007. Applicant requests postponement to the February 20, 2008 Regular Monthly Meeting.

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11. Block 2304, Lot 16  
408 Anderson Avenue  
Case No. Z-2007-30

Applicant: Diamond Engineers & Developers Inc.  
Attorney: David Watkins

This variance approval application for new construction was filed on December 6, 2007 and perfected on December 19, 2007. Submissions were received on December 31, 2007 and January 3, 2008. Hearing is scheduled for the January 16, 2008 Reorganization & Regular Meeting.

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12. Block 601, Lot 24  
187 Crescent Street  
Case No. Z-2008-01

Applicant: Joseph Higgins  
Attorney: Representing Himself

This variance approval application for an addition was filed on January 3, 2008. Review is scheduled for the January 23, 2008 Work Session Meeting.

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13. Block 2205, Lot 4  
240 Anderson Avenue  
Case No. Z-2008-02

Applicant: Makoto & Makiko Sato  
Attorney: Representing themselves

This variance approval application for a portico was filed on January 8, 2008. Review is scheduled for the January 23, 2008 Work Session Meeting.

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14. Block 1407, Lot 8  
31 Carson Court

Applicant: Christiano & Biana Pereira  
Attorney: Representing themselves

This variance approval application for an addition was filed on January 10, 2008. Review is scheduled for the January 23, 2008 Work Session Meeting.

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15. Block 1316, Lot 9  
511 Durie Avenue  
Case No. Z-2006-06

Applicant: Village School Condominiums, LLC  
Attorney: David M. Watkins

This application for use variance and site plan approval was filed on March 9, 2006 and was perfected on May 1, 2006. Submissions were received on August 3, 2006, August 23, 2006, November 16, 2006, January 4, 2007, March 1, 2007, March 8, 2007 and October 5, 2007. Hearings were held on June 21, 2006, August 16, 2006, October 18, 2006, and November 29, 2006 at which time the Board granted use variance approval. Hearings resumed on January 17, 2007 and were adjourned to the March 21, 2007 at which time the Board granted preliminary site plan approval. Final Site Plans were submitted on July 20, 2007 and reviewed at the August 22, 2007 Work Session Meeting. Hearings began on September 19, 2007 and were adjourned to the October 17, 2007 at which time the Board granted final site plan approval. A memorialization resolution is being prepared and will be distributed when available.

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16. Block 519, Lot 3  
142 Demarest Avenue  
Case No. Z-2007-28

Applicant: Charles Nardone  
Attorney: Representing himself

This Variance Approval application for expansion was filed on August 29, 2007 and deemed complete on October 24, 2007. Submissions were received on November 9, 2007 and January 2, 2008. Hearing was held November 26, 2007 at which time the Board voted to approve. A memorialization resolution is being prepared and will be distributed when available.

17. Block 502, Lot 3  
121 Schraalenburgh Road  
Case No. Z-2003-29

Applicant: SuperValue, Inc.  
Attorney: David M. Watkins, Esq.

This Variance Approval application for expansion of a non-conforming use was filed on October 2, 2003 and was perfected on November 24, 2003. Postponement requests were received on June 16, 2004 and January 19, September 13, October 19, and November 21, 2005. Submissions were received on August 9, and October 12, 2004 and May 9, 2005. Hearings were held on March 24, May 19, June 30, August 16, October 18, and November 15, 2004 and March 16, May 18, June 15, July 12, and November 16, 2005 and January 18, 2006 and February 15, 2006 at which time the board voted to deny. A memorialization resolution is being prepared and will be distributed when available.

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18. ADJOURNMENT OF MEETING:

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Meeting	Date	Deadline 12:30 P.M.
Work Session Meeting:	Wednesday, January 23, 2008	Thursday, January 10, 2008
Regular Monthly Meeting:	Wednesday, February 20, 2008	Thursday, February 7, 2008

All meetings commence at 8:00 P.M. unless otherwise noted  
The Board endeavors to conclude the public portion of its meetings at 11:00 P.M.